036.0	0001	0017.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,071,200	/	1,071,200
USE VALUE:	1,071,200	/	1,071,200
ASSESSED:	1,071,200	/	1,071,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOUGHERTY DAVID M
Owner 2:	TEDJASUKMANA MARIA J
Owner 3:	
Street 1:	44 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOUGHERTY DAVID M -
Owner 2:	TEDJASUKMANA MARIA J -
Street 1:	44 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2727 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	8507.000	639,100		432,100	1,071,200
Total Card	0.195	639,100		432,100	1,071,200
Total Parcel	0.195	639,100		432,100	1,071,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.81 /Parcel: 392.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24967

GIS Ref

GIS Ref

Insp Date 06/13/18

!2942!

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	639,100	0	8,507.	432,100	1,071,200		Year end	12/23/2021
2021	105	FV	612,400	0	8,507.	432,100	1,044,500		Year End Roll	12/10/2020
2020	105	FV	612,200	0	8,507.	432,100	1,044,300	1,044,300	Year End Roll	12/18/2019
2019	105	FV	457,000	0	8,507.	391,600	848,600	848,600	Year End Roll	1/3/2019
2018	105	FV	457,000	0	8,507.	371,400	828,400	828,400	Year End Roll	12/20/2017
2017	105	FV	431,100	0	8,507.	324,100	755,200	755,200	Year End Roll	1/3/2017
2016	105	FV	431,100	0	8,507.	276,800	707,900	707,900	Year End	1/4/2016
2015	105	FV	388,400	0	8,507.	256,600	645,000	645,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:18:29

LAST REV

Date	Time
05/14/19	14:31:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2942

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STINCHFIELD EBE	31040-537		1/10/2000		354,000	No	No		
	11722-312		8/8/1969		18,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	294	PATRIOT
12/15/2000	MLS	HC	Helen Chinal
4/28/2000	Inspected	264	PATRIOT
3/2/2000	Measured	197	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		8507		Sq. Ft.	Site		0	64.	0.79	3									432,134						432,100	

Total AC/HA:	0.19529	Total SF/SM:	8507	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 432,134	Spl Credit	Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08316827
Const Adj.:	1.02469599
Adj $ / SQ:	199.785
Other Features:	185800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785087
Depreciation:	146026
Depreciated Total:	639061

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	5	Baths:	1	HB	2				

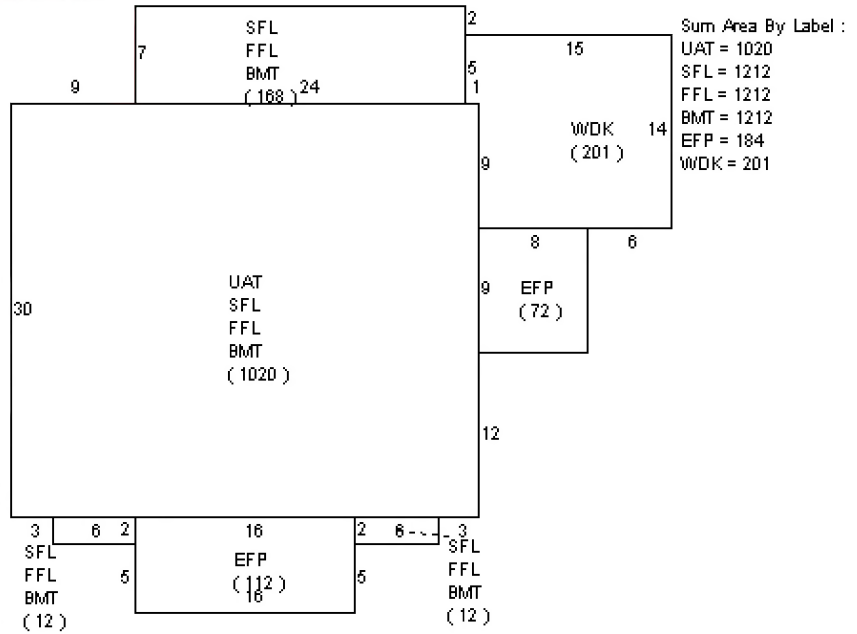
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	3	1	
1	6	2	
Totals			
3	14	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,212	69.680	84,446
FFL	First Floor	1,212	199.790	242,140
SFL	Second Floor	1,212	199.790	242,140
UAT	Upper Attic	255	79.910	20,378
WDK	Deck	201	11.250	2,260
EFP	Enclos Porch	184	43.060	7,923
	Net Sketched Area:	4,276	Total:	599,287
Size Ad	2424	Gross Area	5041	FinArea 2727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	199.79
Special Features:	0	Val/Su Net:	149.46
Final Total:	639100	Val/Su SzAd	263.66

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: